

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4 bedroom, 3 bathroom, double car garage brand new completed ALTONA  
NORTH VIC 3025

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$999,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$785,000

Property type

Unit

Suburb

Altona North

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

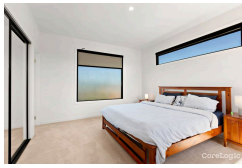
Date of sale

2/291 MILLERS ROAD ALTONA NORTH VIC 3025	\$925,000	28-Feb-24
27A ROSALA AVENUE ALTONA NORTH VIC 3025	\$905,000	13-Jun-24

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 13 August 2024



## 2/291 MILLERS ROAD ALTONA NORTH VIC 3025

 4  3  2

Sold Price

**\$925,000**

Sold Date

**28-Feb-24**

Distance

**1.67km**



## 27A ROSALA AVENUE ALTONA NORTH VIC 3025

 4  2  2

Sold Price

<sup>RS</sup>**\$905,000**

Sold Date

**13-Jun-24**

Distance

**1.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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